

# ALABAMA STATE–COMMUNITY RECOVERY TASK FORCES

## Housing Meeting Notes November 17, 2011

### ATTENDEES

NAME	AGENCY & INFORMATION	NAME	AGENCY & INFORMATION
Rocky Milliman	ADECA LTCR	Tommy Thomson	ADSS
Stephanie Southerland	ADECA LTCR	Steve Ostaseski	Regional Planning Commission of Greater B'ham
Corlis Floyd	ADECA LTCR	Ray Lockhart	ADECA Energy Division
Charles Davis	Mission Birmingham	Gina Smith	ADECA Asst. Director
Via telephone:			
Michael German	HUD, Director-B'ham Field Office	Donna Crane	HUD, Multi Family
Ed Sprayberry	HUD, Public Indian Housing	Jack Green	CAPNA
Tony Hebert	HUD	Carol Nix	HUD, Single Family
Cain Davis	HUD, Fair Housing & Equal Opportunity	Ashley Kerr	Collaborative Solutions, Inc.
Henry Nelson	HUD, Public Indian Housing	Charles Franklin	HUD, Community Planning & Development
Nick Sims	United Way of Central AL	? Carter	?

### AGENDA ITEMS

#### Introductions

- Rocky Milliman, Coordinator of the State's newly created Long Term Community Recovery Office introduced himself and the two other staff members of the LTCR office---Stephanie Southerland , Community Liaison Officer and Corlis Floyd, Office Manager.
- The LTCR office was created to help coordinate the implementation side of the recovery process
- FEMA will join the LTCR office in January and provide approximately 8 community liaisons. Five of which will be embedded in the communities full time to serve as project managers, etc. Other FEMA staff will help with technical assistance matters.

#### REVIEW OF ITEMS FROM AUGUST 11, 2011, MEETING

#### Update of HUD Activities

##### Housing Assessments

- Statewide housing assessments were completed in October and submitted to FEMA. The reports provide an overview of unmet needs by county in the state.
- Quarterly Market-At-A-Glance reports were prepared over the summer and into the fall for the Greater Birmingham, Marion County, Tuscaloosa CVSA, and Franklin County areas. The reports

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provide a snapshot of the housing market data for the areas showing both pre and post disaster housing needs. The 2 products should be helpful in terms of planning.

- Field economists will update the reports every quarter. Office of Policy Development and Research hopes to have a revised Unmet Needs Report in the spring which will be 1 year after the disaster.

#### Multi Family

- Only 3 HUD insured apartment complexes were heavily damaged. Two of them are approximately 80% completed. HUD is working with the owner of the third property, along with headquarters to resolve some issues in rebuilding fewer units.
- No grant funding is available for multi family rebuilding. HUD has only its insurance program which is market rate complexes.

#### Public Housing

- 13 Housing Authorities sustained damage. Three (Phil Campbell, Hackleburg & Tuscaloosa) of the 13 received major devastation.
- Demolition is completed for Phil Campbell and Hackleburg. In Tuscaloosa, Phase I of the demolition is complete.
- Hackleburg received 11 bids for Phase I of the rebuilding project that were opened on Oct. 11. A contract was awarded to replace the Ray Road Project maintenance facility, office and 20 apartments.
- Phil Campbell's Underwood Project opened bids yesterday.
- Tuscaloosa's rebuilding project is 3 Phase. Groundbreaking was held Monday for Phase 1 of the construction which will begin in January.

#### Single Family

- The FHA mortgage insurance fund is for the purchase or construction of housing for individuals/families that intend to occupy.
- 203H program is for anyone who needs to purchase a home or replace a home that was destroyed during the year after the area was declared a disaster by the President. A great benefit of the program is that no down payment is required.
- Another program available is the 203K. This is a major re-hab program.
- REO is another program that makes HUD properties available for sale. At this time, no discounts have been offered on those properties for the persons affected by the disaster.

#### CP&D Program (State of Alabama)

- The program works primarily with entitlement communities around the state such as Birmingham, Jefferson County, and Tuscaloosa. The rural areas will be handled by the state of Alabama, which is ADECA.
- After the storm, the Secretary awarded to Tuscaloosa and Birmingham \$350,000 in disaster assistance.
- Tuscaloosa is still assessing the damage and determining the target areas. Birmingham will use the \$350,000 awarded plus additional CDBG funding to do infrastructure in Pratt City.

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### **Housing**

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- A conference report this week revealed that approximately \$300 million will be available in 2012 for disaster assistance. Hopefully another \$100 million will be added to that for a total of \$400 million. A portion of that amount will come to Alabama, specifically to Tuscaloosa, Jefferson County and Birmingham. No specific amount to be awarded to Alabama is known at this time, but will be known soon.

#### **Fair Housing**

- Provided fair housing information at FEMA locations.
- Assisted in finding housing for people whose homes were destroyed by the tornadoes.
- Presently, their role is to sustain fair housing activities throughout the region through education, training and investigation.

#### **ARC “Resource Road Show”**

- ARC will sponsor a “Resource Road Show” on December 5 in Tuscaloosa, Alabama, at the Capstone Hotel. The content will be tailored to provide useful and relevant information for the communities affected by the tornadoes. Grant writing courses will be offered at the road show. More information is accessible at [www.arc.gov/ardi](http://www.arc.gov/ardi).
- As part of the events at the “Road Show,” HUD plans to have a private sit down with individuals from the various communities and talk about “what’s the next step?” In addition, a gathering of all the federal partners will be held as well to determine how we all plan to coordinate our resources.
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#### **Inspection of REO Properties**

- VOAD groups are moving forward with the inspections.

#### **Financing of Permanent Housing Projects**

- No update available—carried over to next meeting.

#### **Warehousing of Construction Materials**

- Mission Birmingham has a warehouse available and is awaiting funding and the arrival of materials.
- Contact person is Charles Davis at (205)202-6002.
- Using donated dollars and going through the Salvation Army, who has great buying power around the country, to purchase needed materials will prove a lot more fruitful than looking for donated materials to place in the warehouse.
- Donated materials tend not to be first quality.
- Most big box stores have disaster programs and will match grant dollars.
- Habitat in Birmingham will be the lead agency for rebuilding and will be doing all the estimating, coordination of pulling permits, etc., for volunteer building in the Birmingham area.

#### **Time Line of Roll Out of Plans**

- The LTCR office just received today the .pdf version of FEMA’s recovery plans for each town, city and county affected by the April 27 tornado outbreak. The original documents should arrive by early next week.

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- Once the plans are reviewed by LTCR staff, they will be forwarded to task force members for review. A cover sheet will be attached that list the various project names in each community and the estimated cost for each project.
- Each organization represented on the task force is asked to review FEMA's recovery plans by December 15, if possible, and provide the LTCR office with details and information as to what their organization can commit to do to assist with the implementation phase of the recovery effort.

### **Announcements and Additional Information**

- United Way is very involved around the state in the long term recovery process. They sit on a committee with the community foundations and the Governor's fund so that all those raising major funding are discussing the best ways to disperse those funds through long term recovery committees.
- All volunteer builders around the state are working with the long term recovery building committees.
- Approximately 500 homes have been repaired and about 70 rebuilds have been completed.
- Hopefully by January, funding for FEMA's case management grant program will be in place.
- FEMA would like to have a Recovery Summit where all case management groups, long term recovery chairs and other interested parties convene for a one day sit down and are provided education on all HUD/federal programs.
- The next task force meeting will be held sometime in January. Date and time of the meeting will be sent by email.

### **Transition to Recovery Office**

- Communication is the largest hurdle we have to jump in getting information flowing in and out and to and from the communities and citizens affected by the April 27 tornadoes. One of the major focuses of the LTCR office will be to make sure we bridge the gap in communication from the task forces, committees, and FEMA to the mayors, other elected officials and citizens in the ongoing response and recovery process.
- LTCR office staff plan to have conference calls with all the committees on a routine basis to share successes, needs, problems, etc.